

QUITCLAIM DEED WITH COVENANT  
CORPORATE GRANTOR

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**Waterville Area Boys and Girls Club a/k/a Waterville Boys' Club/Girls' Club and a/k/a Waterville Boys/Girls Club and successor by consolidation to The Waterville Boys' Club**, a nonprofit corporation organized and existing under the laws of the State of Maine and having a place of business at 126 North Street, Waterville, Maine 04901, for consideration paid, grant to **Humberto Rego** of 11 Country Way, Waterville, Maine 04901, with Quitclaim Covenants, the land in Waterville, Kennebec County, and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the building thereon, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the southerly line of discontinued College Place at a point about two hundred twelve (212) feet westerly from the junction of the southerly line of College Place and the westerly line of College Avenue; thence running southerly one hundred twenty-three (123) feet to an iron pin set in the ground; thence running northwesterly sixty-six and five tenths (66.5) feet to an iron pin set in the ground; thence running southerly one hundred eighty-two and four tenths (182.4) feet to an iron pin set in the ground at the southeasterly corner of the former Tennis Court used in connection with Foss Hall; thence running northwesterly one hundred four (104) feet to an iron pin set in the ground; thence running northerly one hundred eighty-four and nine tenths (184.9) feet to an iron pin set in the ground; thence running north twenty (20) degrees east one hundred ten (110) feet to the southerly line of said College Place; thence running easterly along the southerly line of said College Place two hundred twenty-six and five tenths (226.2) feet to the place of beginning.

Also conveying all right, title, and interest to any right of ways to the extent the same still exist as contained in the deed from the President and Trustees of Colby College to The Waterville Boys' Club dated July 7, 1950, and recorded in the Kennebec County Registry of Deeds in Book 901 Page 141 and excepting any right of ways reserved by Colby College for itself, its successors and assigns, in said deed.

Being the same premises described in a deed from the President and Trustees of Colby College to The Waterville Boys' Club dated July 7, 1950, and recorded in the Kennebec County Registry of Deeds in Book 901 Page 141.

Also, a certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Starting at a point on the southerly right of way of discontinued College Place two hundred four (204) feet, more or less, from the westerly boundary of College Avenue, said point being the northeast corner of land now or formerly owned by the Waterville Boys' Club; thence westerly along the southerly right of way of College Place two hundred twenty-six and five-tenths (226.5) feet to the westerly boundary of College Place; thence northerly along the westerly boundary twenty-five (25) feet; thence easterly parallel to the southerly boundary of College Place a distance of two hundred twenty-eight (228) feet,

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more or less, to a point intersecting a northerly extension of the easterly boundary of land now or formerly owned by the Waterville Boys' Club; thence southerly along said extension to the point of beginning.

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Meaning and intending to describe that portion of College Place adjacent and northerly of land now or formerly owned by the Waterville Boys' Club.

The above-described parcel of land is that portion of a street known as College Place, which was terminated by the City of Waterville on June 12, 1973.

Being the same premises described in a deed from the City of Waterville to Waterville Boys' Club dated July 2, 1973, and recorded in the Kennebec County Registry of Deeds in Book 1667 Page 135.

Also, another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at the northeast corner of land now or formerly of Roger D. St. Amand and Nancy W. St. Amand described in a deed to Roger D. St. Amand and Nancy W. St. Amand from Waterville Boys/Girls Club, Inc. dated March 31, 1982, and recorded in the Kennebec County Registry of Deeds in Book 2462 Page 66; thence running along the northerly lot line of said parcel eight (8) feet, more or less, to the edge of Waterville Boys/Girls Club, Inc.'s present building; thence turning and running southerly parallel to the easterly lot line of the above referenced parcel, a distance of sixteen (16) feet, more or less, along the edge of Waterville Boys/Girls Club, Inc.'s building to a point; thence turning and running westerly along said building sixteen (16) feet, more or less, to a point; thence turning and running southerly forty-eight (48) feet, more or less, along said building to a point; thence turning and running easterly along said building twenty-eight (28) feet, more or less, to the easterly lot line of above referenced parcel; thence turning and running northerly along the easterly lot line of said parcel a distance of seventy-six (76) feet, more or less, to the point of beginning. Meaning to hereby describe the dimensions of that portion of Waterville Boys/Girls Club, Inc.'s present building which had encroached upon Roger D. St. Amand and Nancy W. St. Amand's property as described in the above referenced deed.

Also hereby granting to grantee an easement three (3) feet in width along the above-described parcel for the purpose of access to grantee's building for maintenance and repair.

Being the same premises described in a quitclaim deed from Roger D. St. Amand and Nancy W. St. Amand to Waterville Boys/Girls Club, Inc. dated March 24, 1994, and recorded in the Kennebec County Registry of Deeds in Book 4661 Page 66.

Excepting from the above parcels, the land conveyed to Phillip Rosenthal, Sam Pachowsky, and Sidney H. Geller by Quitclaim Deed dated January 28, 1979, and recorded in the Kennebec County Registry of Deeds in Book 2181 Page 263.

Also excepting and reserving from the above parcels, the right of way rights conveyed to Phillip Rosenthal, Sam Pachowsky, and Sidney H. Geller by quitclaim deed dated September 12, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2615 Page 299.

The premises are conveyed subject to the easements and pole rights conveyed to Central Maine Power Company and/or New England Telephone and Telegraph Company by easement deeds recorded in the Kennebec County Registry of Deeds in Book 1824 Page 267; Book 1838 Page 356; and Book 1934 Page 110, respectively.

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Subject also, to the extent still applicable, to the right of way agreement between the grantor and the Roman Catholic Bishop of Portland dated February 20, 1979, and recorded in the Kennebec County Registry of Deeds in Book 2192 Page 238, which agreement extinguished and released an old 20-foot right of way and located a new 20-foot by 300-foot right of way.

The premises are conveyed subject to the following restrictive covenant which shall be binding on the grantee, his heirs, successors, and assigns, as a covenant running with the land enforceable by the grantor, and its successors and assigns:

The swimming pools located in the building being conveyed shall not be used as swimming pools, including pools for recreation or physical therapy purposes.

In Witness Whereof, the said Waterville Area Boys and Girls Club has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Joseph M. Jabar, its President, thereunto duly authorized, this 27<sup>th</sup> day of March 2000.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord

**Waterville Area Boys and Girls Club**

By [Signature]  
Print Name: Joseph M. Jabar  
Its President

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: March 27, 2000



Personally appeared the above named Joseph M. Jabar, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in said capacity, and the free act and deed of said corporation.

Before me,

William P. Dubord  
Notary Public  
Print Name:  
My Commission Expires:

RECEIVED KENNEBEC SS.

2000 MAR 29 AM 9:00

ATTEST: [Signature]  
REGISTER OF DEEDS

**WILLIAM P. DUBORD**  
**Attorney At Law**  
**Notary Public**  
**My Commission Expires 6/26/2001**